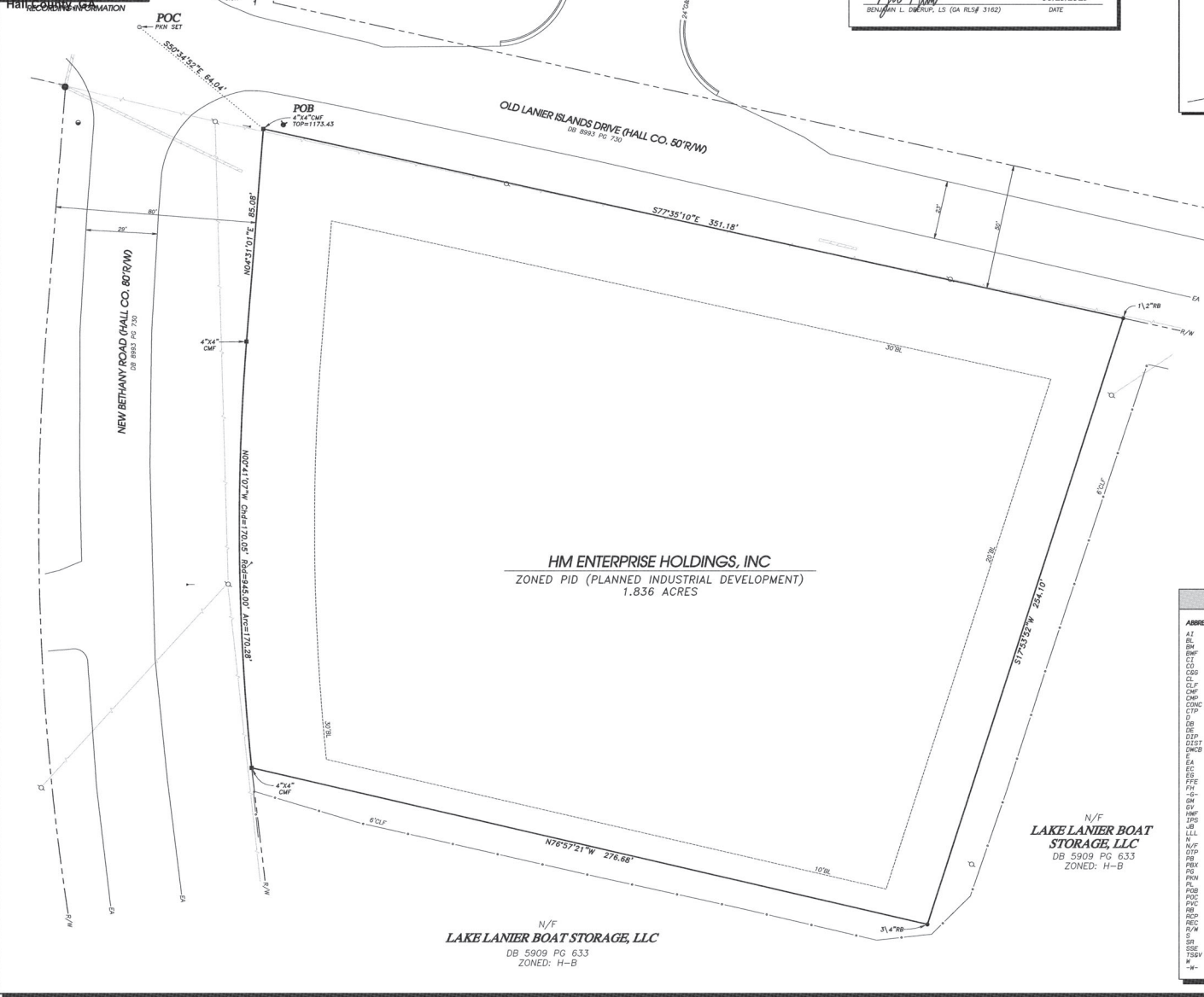
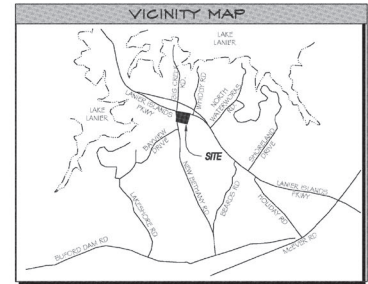


eFiled and eRecorded
 DATE: 08/28/2023
 TIME: 1:25 PM
 PLAT BOOK: 883
 PAGE: 461 - 461
 FILING FEES: \$110.00
 PART ID: 5609002299
 RECORDED BY: EAR
 Charles Baker, C.S.C

SURVEYOR'S CERTIFICATE (III)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of this document, maps, plans, or other instruments which created the parcel or parcels are stored herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BENJAMIN L. DRAPER, LS (GA RLSP 3152) DATE: 08/28/2023



NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO RECTIFY ALL OF THE LAND CONVEYED TO HM ENTERPRISE HOLDINGS, INC. BY RPM MOTORS BROKERS LLC, VA DB 0983 PG 730 DATED 11/10/2021.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE EXCEPT AS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 4) ALL IRON PING SETTOPS ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK AND/OR ANNUAL MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0290C, EFFECTIVE DATE 04/04/2016.
- 7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET ± 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A LEICA 1512 ROBOTIC TOTAL STATION.
- 8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 174,152 FEET.
- 9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.

LEGEND

ABBREVIATIONS	SYMBOLS
AI - ANGLE IRON	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
BM - BENCH MARK	□ ROCK FOUND
BMF - BARRIER FENCE	○ IRON PIN SET
CT - CURB TIE	⊙ COMPUTED POINT (NOT SET)
CTC - CLEARANCE	⊙ FIRE HYDRANT
CGB - CURB & GUTTER	⊙ WATER VALVE
CL - CENTER LINE	⊙ FIBER OPTIC MARKER
CLP - CHAIN LINK FENCE	⊙ UTILITY POLE
CMF - CONCRETE MONUMENT FOUND	⊙ GUY WIRE
CMP - CORRUGATED METAL PIPE	⊙ GUY POLE
CON - CONCRETE	⊙ LIGHT POLE
CTP - CRIMP TOP PIPE	⊙ POWER BOX
D - DEPTH	⊙ FIBER OPTIC MARKER
DB - DEED BOOK	⊙ UTILITY POLE
DE - DRAINAGE EASEMENT	⊙ GUY WIRE
DIP - DUCTILE IRON PIPE	⊙ GUY POLE
DIS - DISTURBED	⊙ LIGHT POLE
DWC - DOUBLE WING CATCH BASIN	⊙ POWER BOX
E - EDGE OF ASPHALT	⊙ FIBER OPTIC MARKER
EC - EDGE OF CONCRETE	⊙ UTILITY POLE
EB - EDGE OF BRICK	⊙ GUY WIRE
EE - FINISHED FLOOR ELEVATION	⊙ GUY POLE
FF - FIBER HYDRANT	⊙ LIGHT POLE
FG - UNDERGROUND GAS LINE	⊙ POWER BOX
GM - GAS METER	⊙ FIBER OPTIC MARKER
GV - GATE VALVE	⊙ UTILITY POLE
HME - HOOD MESH FENCE	⊙ GUY WIRE
IRS - IRON PIN SET	⊙ GUY POLE
LB - LUNCTION BOX	⊙ LIGHT POLE
LL - LAND LOT LINE	⊙ POWER BOX
N - NORTH	⊙ FIBER OPTIC MARKER
N/F - NOW OR FORMERLY	⊙ UTILITY POLE
OP - OPEN TOP PIPE	⊙ GUY WIRE
PI - PLAT BOOK	⊙ GUY POLE
PB - POWER BOX	⊙ LIGHT POLE
PL - PLANT	⊙ POWER BOX
PN - SURVEY NAIL (PARKER-KALON)	⊙ FIBER OPTIC MARKER
PL - PROPERTY LINE	⊙ UTILITY POLE
POB - POINT OF BEGINNING	⊙ GUY WIRE
POC - POINT OF CLOSURE	⊙ GUY POLE
PVC - POLYVINYL CHLORIDE PIPE	⊙ LIGHT POLE
RE - REBAR	⊙ POWER BOX
REP - REINFORCED CONCRETE PIPE	⊙ FIBER OPTIC MARKER
REC - RECORDED	⊙ UTILITY POLE
R/W - RIGHT-OF-WAY	⊙ GUY WIRE
S - SOUTH	⊙ GUY POLE
SR - SOLID STEEL ROD	⊙ LIGHT POLE
SSE - SANITARY SEWER EASEMENT	⊙ POWER BOX
TSSV - TAPPING SLEEVE & VALVE	⊙ FIBER OPTIC MARKER
W - WEST	⊙ UTILITY POLE
-W - WATER LINE	⊙ GUY WIRE

REVISIONS

NO.	DATE	REVISION
1	02/28/23	CHANGE PARCEL ADDRESS
2	06/30/23	REVISE TITLE BLOCK
3	07/28/23	REVISE TITLE ROAD NAME
4	08/22/23	ADD ZONING BY

ISLAND PLAZA
 FOR
 HM ENTERPRISE HOLDINGS, INC.
 AT
 6515 NEW BETHANY ROAD
 BLUFORD, HALL COUNTY, GEORGIA 30518

SHEET TITLE:
BOUNDARY SURVEY

SCALE: 1" = 40'

DATE: APRIL 14, 2022

PROJECT: HALL-2021-1

SHEET NUMBER: 14 OF 100

GENUINE MAPPING AND DESIGN, LLC